

PROPERTY REPORT

36-1925 INDIAN RIVER CR
North Vancouver District
V7G 2P8
Canada

PID: 012-280-968

JULY 6, 2025



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Joe CAMPBELL

Not Your Average Joe !

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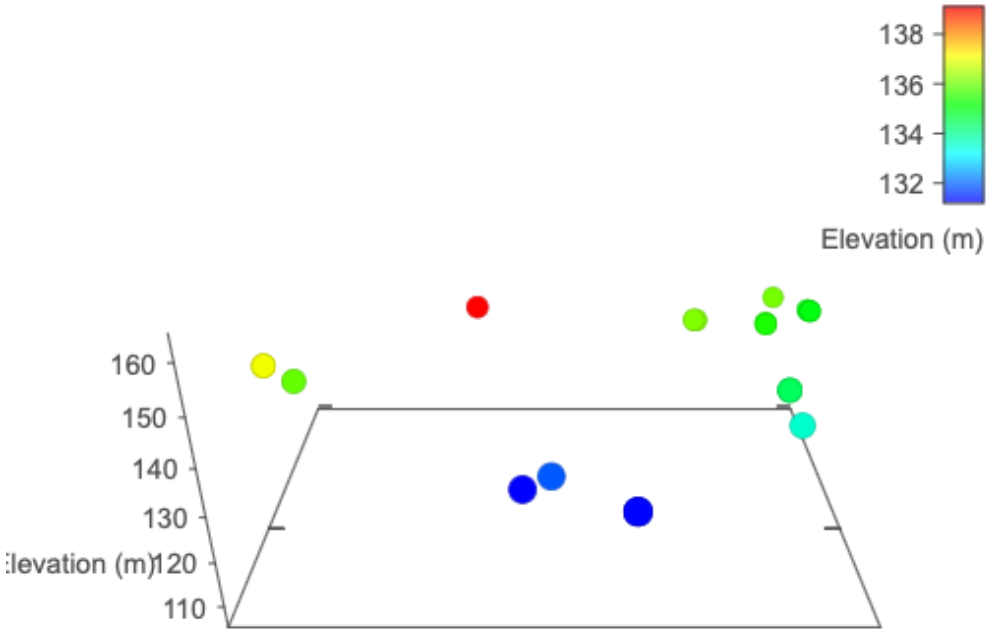
Google Views



Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 139.10 m | Min Elevation: 131.18 m | Difference: 7.92 m

Detailed Tax Report

Property Information

Prop Address	1925 INDIAN RIVER CR UNIT# 36	**Jurisdiction**	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	**Neighborhood**	SEYMOUR HEIGHTS
Area	NORTH VANCOUVER	**SubAreaCode**	VNVIR
PropertyID	012-280-968	**BoardCode**	V
PostalCode	V7G 2P8		

Property Tax Information

TaxRoll Number	999522840361	**Gross Taxes**	$6,011.25
Tax Year	2024	**Tax Amount Updated**	09/19/2024

More PIDS

012-280-968

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAS2284	36		624	36				

Legal FullDescription

STRATA LOT 36, PLAN VAS2284, DISTRICT LOT 624, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 625; TOGETHER WITH AN INTEREST IN THE

Land & Building Information

Width		**Depth**	
Lot Size		**Land Use**	
Actual Use	ROW HOUSING (SINGLE UNIT OWNERSHIP)		
Year Built	1988		
BCA Description	STRATA TOWNHOUSE	**Zoning**	RM2 MULTIPLE FAMILY RESIDENTIA
WaterConn			
BCAData Update	04/16/2025		

Supplementary Property Info

BedRooms	3	**Foundation**	
Full Bath	1	**Half Bath2**	2
Half Bath3	0	**Stories**	2.00
Pool Flg		**Carport**	
Garage S	1	**Garage M**	

Actual Totals

Land	Improvement	Actual Total
$1,377,000.00	$244,000.00	$1,621,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,377,000.00	$244,000.00	$0.00	$0.00	$1,621,000.00

School Taxable Totals

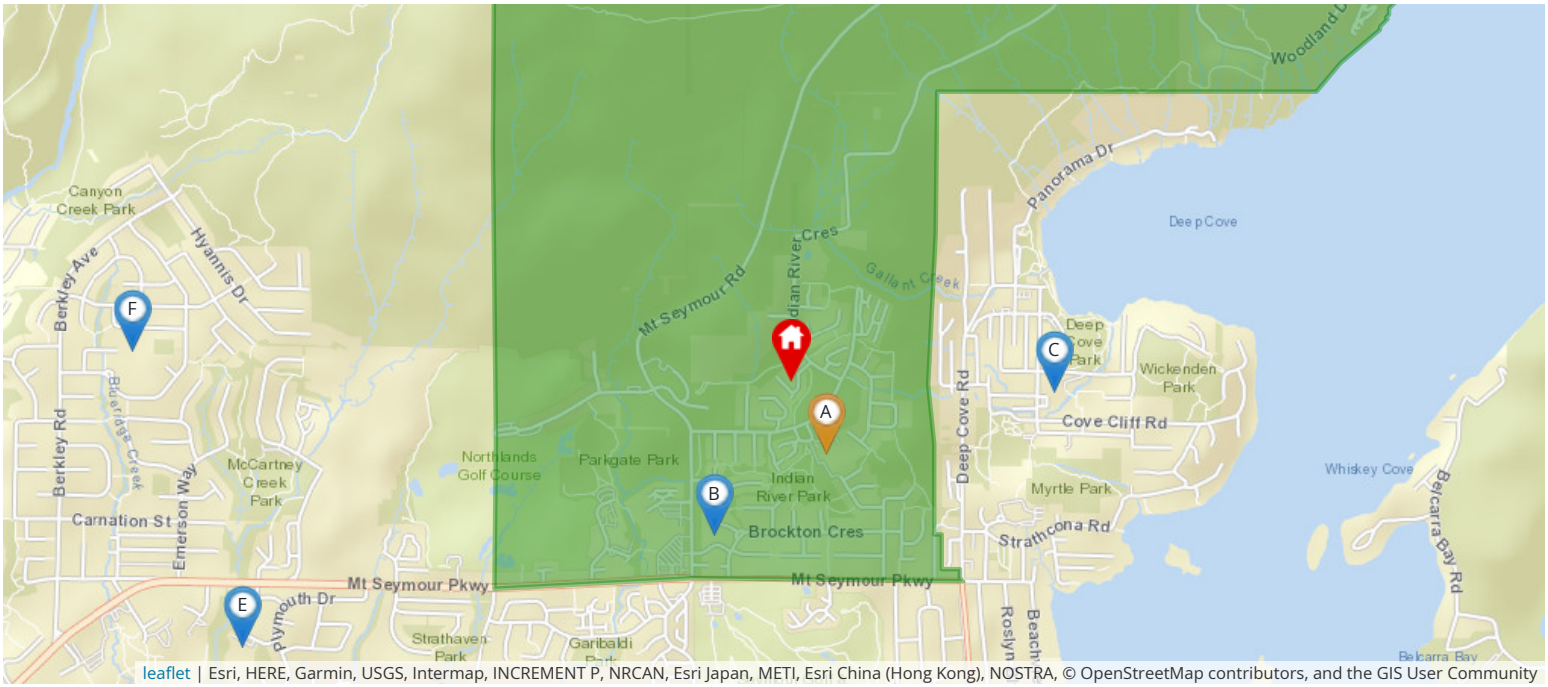
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,377,000.00	$244,000.00	$0.00	$0.00	$1,621,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/23/2012	$706,000.00	CA2361088	REJECT - NOT SUITABLE FOR SALES ANALYSIS
8/28/2008	$723,000.00	CA902753	IMPROVED SINGLE PROPERTY TRANSACTION
12/15/1988	$184,900.00	GB145526	IMPROVED SINGLE PROPERTY TRANSACTION

Nearest Schools

Nearby Elementary Schools

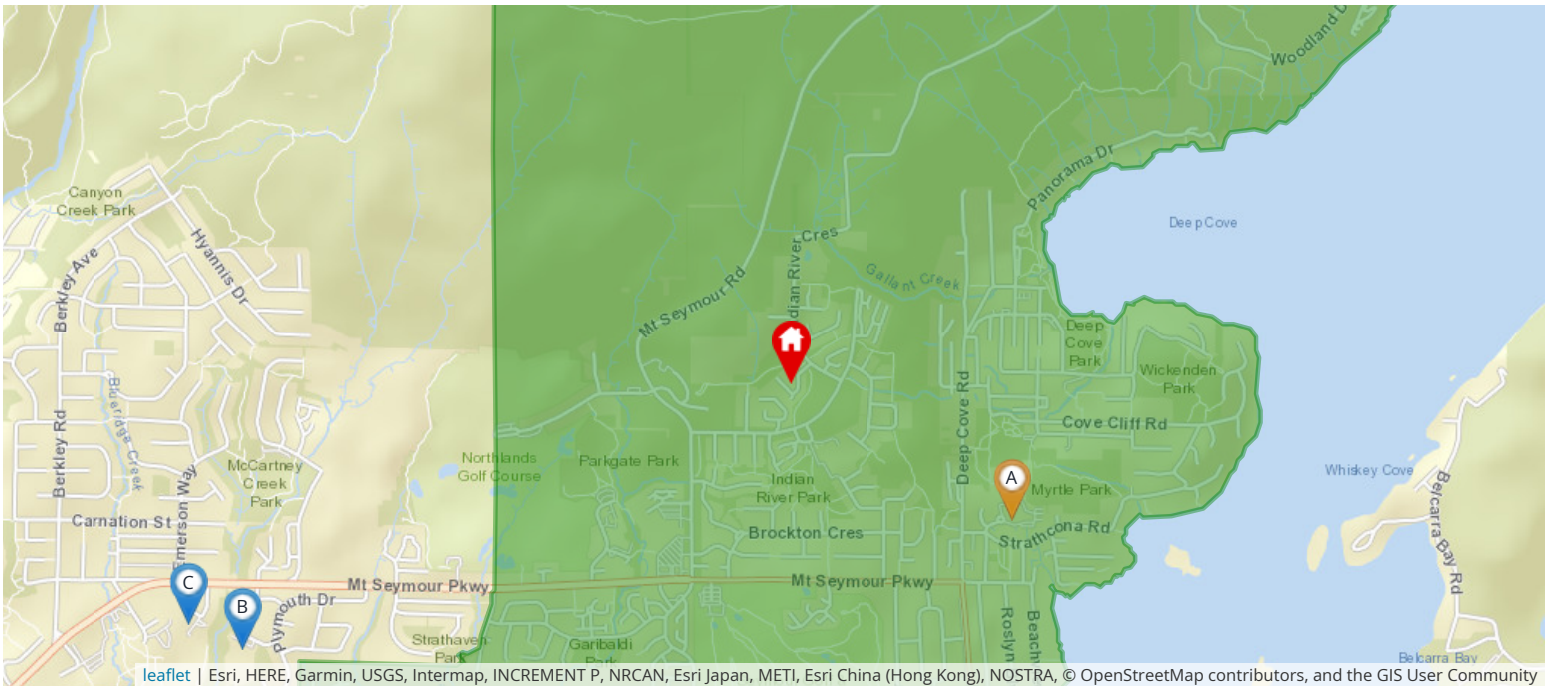


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Dorothy Lynas** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Dorothy Lynas	K - 7	SD 44	North Vancouver	French Immersion	9 mins	0.7 km	3 mins	9 mins
B	St Pius X	K - 7	Independent	North Vancouver	Catholic Independent School	16 mins	1.3 km	5 mins	16 mins
C	Cove Cliff	K - 7	SD 44	North Vancouver		21 mins	1.4 km	7 mins	21 mins
D	Sherwood Park	K - 7	SD 44	North Vancouver	French Immersion	30 mins	2.3 km	6 mins	21 mins
E	Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	44 mins	3.4 km	6 mins	15 mins
F	Blueridge	K - 7	SD 44	North Vancouver		1 hour 0 mins	4.0 km	9 mins	48 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Seycove** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Seycove	8 - 12	SD 44	North Vancouver	AP Program; Performance Learning Program 8 - 10; Basketball Academy	22 mins	1.6 km	6 mins	22 mins
B	Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	44 mins	3.4 km	6 mins	15 mins
C	Windsor	8 - 12	SD 44	North Vancouver	French Immersion; Dance Academy 8 - 12; Hockey Skills Academy; Soccer Academy	53 mins	4.1 km	7 mins	26 mins
D	Brockton Preparatory	K - 12	Independent	North Vancouver		2 hours 18 mins	9.9 km	16 mins	47 mins
E	Argyle	8 - 12	SD 44	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	2 hours 27 mins	10.5 km	15 mins	54 mins
F	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	2 hours 18 mins	9.8 km	13 mins	55 mins

Walk Score

1925 INDIAN RIVER CR North Vancouver, V7G 2P8



Car-Dependent

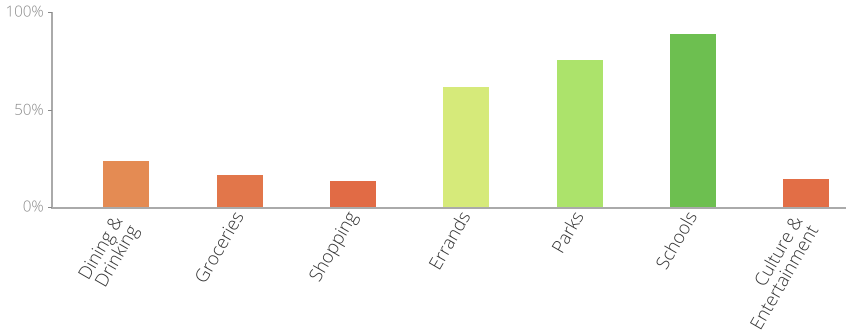
Most errands require a car



Somewhat Bikeable

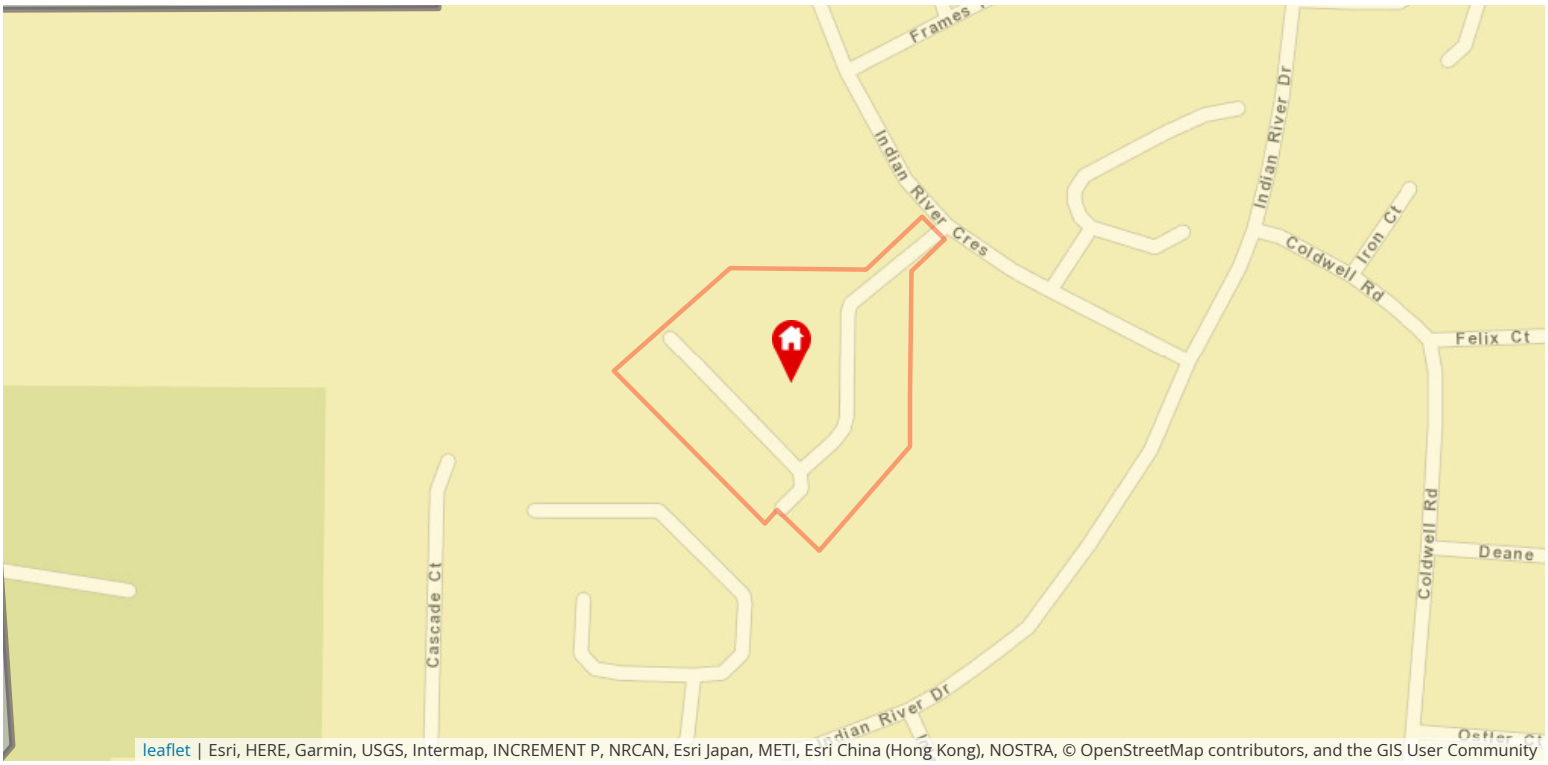
Minimal bike infrastructure

The Walk Score here is 30 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address

Sub Areas



Subject Property Designations:

Area: North Vancouver
Sub-Area: Indian River
Area Code: NV
Sub-Area Code: IR

Layer Legend:

- **Indian River**
- Northlands